

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

REAL ESTATE AUCTION SPECIALISTS SINCE JULY, 1847

**BRYAN L. KENNELLY**  
(INCORPORATED)

Real Estate Auctioneers

**DOWN COMES BARRIER in RIVERDALE SECTION of BRONX  
AFTER 246 YEARS OWNERSHIP by 3 FAMILIES**

The property to be sold was originally part of the Van Cortlandt Estate, established in the early part of the 17th century, lying between the Hudson River, Spuyten Duyvil and Riverdale. In the late '30s Judge Henry Whiting induced the Van Cortlandts to part with 200 acres of land in Riverdale and in 1842 he sold about 130 acres to General John Ewen and his brother Daniel, who established country estates. This is the first opportunity offered the public in 246 years to purchase Lots in these estates. EVERY LOT MUST BE SOLD TO THE HIGHEST BIDDER, regardless of what they bring, at the

**ABSOLUTE AUCTION SALE**

To Close Out the Estates of Louis and Caroline G. Ewen, Deceased.

**164 RIVERDALE SECTION BUILDING LOTS FIVE CENT SUBWAY FARE 164**

On Spuyten Duyvil Parkway, Riverdale Ave., 230th, 231st St. & adjacent thoroughfares.

**WEDNESDAY, OCTOBER 19**

At 12 o'clock noon, in the Exchange Salesroom, 14 Vesey Street, N. Y. C.

70% at 6%—60% at 3 1/2%—50% at 5% Title Guarantee & Trust Co. Title Policies FREE  
Messrs. Perkins & Train, Attys., 200 Fifth Ave., N. Y. C.

INSPECT THIS PROPERTY TODAY West Side Subway (sc. Fare) to 231st St. station, or N. Y. Central Ry. (Hudson Division), or N. Y. Central (Hudson River Division) to Spuyten Duyvil sta.

**Buy and Build Before Tax Exemption Law Expires**

The Law requires that you start construction on your new home before April, 1922, to effect the saving under the Tax Exemption Law. This saving on a \$5,000 dwelling for 10 years at the present City Tax Rate amounts to approximately \$1,400. YOU CANNOT AFFORD TO MISS THIS SAVING. BUY AS MANY LOTS AS YOU CAN AFFORD—BUILD!

**Special Auction Sales-Night**

For Builder, Investor, Speculator

**NEXT THURS. EVE., OCT. 6**

At 8 P. M. in the Brooklyn Real Estate Exchange, 182 Montague Street, Brooklyn

**75 BROOKLYN LOTS 75**

20 LOTS, S. E. CORNER 44TH ST. & 7TH AV.

Running Through to 45th Street

To be sold separately.

9 LOTS  
47th St. & 9th Ave.  
To be sold separately.

6 LOTS  
S. S. 95th St., bet. 3d & 4th Aves.  
To be sold in one parcel.

3 LOTS  
Nostrand Ave., bet. Farragut Road and Foster Ave.  
To be sold in one parcel.

2 LOTS  
S. S. 83d St., bet. Ft. Hamilton Ave. and 7th Ave.  
To be sold separately.

6 LOTS  
N. E. Cor. Ave. T & West 4th St.  
To be sold separately.

2 LOTS  
East Side East 58th St., bet. Ave. M and N.  
To be sold in one parcel.

7 LOTS  
S. S. Ave. M, running through to East 49th St.  
To be sold separately.

12 LOTS  
W. S. 24th Ave., nr. Benson Ave.  
To be sold separately.

2 LOTS  
East 58th St., running through to 57th St., bet. Ave. M and N.  
To be sold separately.

3 LOTS  
East 55th St., near Church Ave.  
To be sold separately.

3 LOTS  
S. E. Cor. Ft. Hamilton Ave. and 81st St.  
To be sold separately.

WRITE OR TELEPHONE FOR ILLUSTRATED BOOKMAPS

**BRYAN L. KENNELLY**  
(INCORPORATED)

149 BROADWAY (SINGER BLDG.)  
TELEPHONE CORTLANDT 1547

**THE TIME TO ACT IS NOW**

After April 1st, 1922, it will be too late to enjoy the exceptional advantages of the TAX EXEMPTION LAW. The law requires that the construction of dwellings start before April. My advice is to BUY and BUILD NOW.

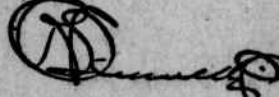
The properties described in this advertisement afford an opportunity to HOME-SEEKERS, BUILDERS, INVESTORS and SPECULATORS to buy at their own price and to effect savings the TAX EXEMPTION LAW assures.

EXECUTORS, TRUSTEES, ATTORNEYS and OWNERS of large or small parcels of vacant or improved real estate will find it to their advantage to consult me at once regarding my selling plan and intensive publicity campaign.

Thousands of HOME-SEEKERS are in the market. Hundreds of INVESTORS are acquiring lots in all sections of the city, as in my great PELHAM BAY PARK (BRONX), NILES ESTATE (BRONX), McDUGALL ESTATE (BROOKLYN), CARLY ESTATE (YONKERS) SALES which started the formidable activity in the 1921 vacant lot market.

Scores of BUILDERS are absorbing large parcels of vacant land and many SPECULATORS are appearing in greater numbers at all my auction sales.

THE TIME TO ACT IS NOW



**PUBLIC AUCTION, Monday, Oct. 10**

At 12 o'clock noon, at Exchange Salesroom, 14 Vesey St., N. Y. C.

OPPORTUNITY TO BUY EXECUTORS' SALE

One of Best Located Westchester Estates "THE OASIS"

Harrison and White Plains, N. Y. 65 Acres of the most beautiful landscaped grounds in Westchester County, with large frontage on North St. and Kenilworth Road. With gardener's cottage of 6 rooms and bath, electric light. Garage for 2 cars and numerous outbuildings on the property. Capable of subdivision into Building Lots with street and river frontage.

Estate of Agnes Pettigrew, Robert S. Pettigrew and Susan J. Rosenberg, Executors.

2498 AMSTERDAM AVE.

Adjoining S. W. Cor. 124th St.

4 story front and 2 story rear buildings, size 22.11 x 100x22 1/2. Lamont McLoughlin, Esq., Atty., 305 Broadway, N. Y. C.

**Buy—Build—Live**

IN

**BABYLON, LONG ISLAND**

The All-Year Home Community

**260 LOTS at AUCTION 260**

on Deer Park Avenue.—Swampawam Park

**WED., OCT. 12 (Columbus Day)**

at 2 P. M. on premises

One Hour from N. Y. Best Train Service on South Shore

CITY REAL ESTATE.

Above 98th St.—5th Av. to North River.

Owner authorizes us to dispose of a bargain his beautiful

5 story American basement home, located between West End Ave. & Riverside Drive.

Best Residential Location. Quick Action Necessary. Immediate Possession.

FOR PARTICULARS APPLY

Wood, Dolson Co., Inc.

Schuyler 1106. Broadway & 50th St.

WEST END AV. HOME

BEST LOCATION

5 story American basement, 10 rooms, 1 bath, fine condition, early possession.

QUICK SALE—EASY TERMS.

E. H. PECK, 500 N. 5TH ST., NEW YORK, N. Y.

Phone Vanderbilt 5510. 17 W. 44th St., N. Y.

NEAR MORNINGSIDE PARK!!

Below 110th St., two five story double flats. Price \$120,000 each.

JOHN PETERS, 210 E. 14th St.

Adj. B'way, vicinity of 110th St.

Plot 75x100 ft. For sale to close estate.

Suitable for all cash buyers.

F. & G. FLOREN, 1333 BROADWAY.

Washington Heights, Above 125th St., West of 8th Av.

INVESTORS INVESTIGATE

Big story, high class corner elevator apartment, size 95x125, built 1915; excellent location in Washington Heights; income \$44,000; price \$280,000 (askings).

Big story high class walkup; size 87x100; excellent location in Washington Heights; layout 4-2-2-2-2-2; income \$27,000; price \$110,000.

Big story high class walkup; size 75x100; excellent location in Washington Heights; layout 4-2-2-2-2-2; income \$27,000; price \$110,000.

SEVERAL MORE REAL BARGAINS.

INQUIRE OF

E. J. MAAS REALTY CO., INC., 200 West 162d St. Phone Riverside 0804.

Borough of Manhattan—Miscellaneous.

We Specialize in

Property

Management

Wood, Dolson Co.,

Broadway, Cor. 80th St.

Tel. 1100 Schuyler.

Have Cash Buyers

for Apartments, Flats, Tenements and

JOHN PETERS, 210 E. 14th St.

CITY REAL ESTATE.

Borough of Brooklyn—Sale or Rent.

FOR SALE—TWENTY-FIVE LOTS

All improved, on East 2d and East 3d Streets, between Avenue C and Cortelyou Road, Flatbush.

Adjoining New School and Playground; one block from elevated station, 5c fare and quick transportation to heart of Manhattan. These lots will be sold at \$2,000 each; small payment down. Favorable terms to responsible builders.

Will consider placing the entire purchase price of lots on second mortgages when houses are finished and exempt from liens, providing construction is commenced before tax exemption expires.

A commission of 3% will be paid to brokers on passing of title.

S. C. CARY

Manhattan Bridge Plaza,

Brooklyn, N. Y.

Borough of Manhattan—Miscellaneous.

OWNERS—ATTENTION!

We have clients with ready cash to purchase apartment houses, Manhattan or Bronx. Owners desirous of disposing of their properties should call on our particular, quick action assured.

CHARLES H. VALEN, INC., 710 William St., N. Y.

? LOT OWNER ?

Experienced builder desires to meet lot owner (corporation or individual), who will help finance construction costs. N 1046 Herald, B'klyn.

Corner residence, vicinity of 125th St., For Sale.

\$12,500. EASY TERMS.

F. & G. FLOREN, 1333 BROADWAY.

Borough of Bronx—Sale or Rent.

Bronx Lots on 170 St.

135 Feet

West of Concourse

On Easy Terms

J. ROMANE BROWN CO.

10 E. 43d St. Tel. Murray Hill 1481

NEW DETACHED HOUSES

Attractive bungalow type. Room for garage. Two stories, 7 and 8 rooms and bath and laundry in large cellar. Located on highest land in Bronx Borough, on 160 ft. street, with all city improvements. Hot water heat, electric light. Within half block of subway station, just east of White Plains and 23rd St. Plot \$12,700. Tax exempt law applies for 10 years. Adapted for a doctor! See GEORGE HOWE, on premises.

\$1,500 BUYS these beautiful one family dwellings, located on terms to suit. Plot 90x100. Houses 21x55, 6 and 7 rooms, all improvements; room for garage and garden. Open Sunday.

DANIEL HOUTLIHAN'S SONS, 7550—3900 Fordham.

UNIVERSITY HEIGHTS JUST COMPLETED

A CITY HOME AMONG COUNTRY

1879 HARRISON AVE.

Tax exempt for 10 years.

One and Two Family Houses

With every conceivable improvement, including one and two car garages. Reasonable Prices. Reasonable Terms.

3 minutes from Lexington and Jerome Aves. Subway, 6th and 9th Aves. "L".

At University Heights of 175th St. Station.

WM. L. PHELAN, Phone Fordham 3659.

CITY REAL ESTATE.

Borough of Brooklyn—Sale or Rent.

City Island

Adjoining Pelham Bay Park

New Homes

6 Rooms, on Plots 60x100

Recently Completed—Ready for Immediate Occupancy

For Quick Sale \$8,000

\$3,000 Cash

Tax Exempt \$5,000 for 10 Years on Each Home

Every buyer has a water view and the use of a private bathing beach.

For particulars go to my City Island office, 586 City Island Avenue, or write my downtown office, 67 Liberty Street.

Telephone: Cortlandt 0744, City Island 120.

Edgeworth Smith, Sales Agent.

Office at BAYSIDE on BROADWAY (Automobile Highway)

Edgeworth Smith, Sales Agents

1 West 34th Street, N.Y.

PHONE, FITZROY, 5255

Other Offices: Queens Boulevard and Union Turnpike, New Gardens at Station Hillside and Flushing Aves., Jamaica Rockville Centre

Write for Booklet "B"

Sage Foundation Home Co.

Borough of Queens—Sale or Rent.

Forest Hills Gardens

15 MINUTES FROM PENN. STATION.

A place for those who appreciate artistic surroundings. A choice of houses and plots for sale.

47 West 34th St. New York

Forest Hills, Long Island.

Borough of Bronx—Sale or Rent.

Builders—Investors

West Bronx Corner, plot 115x100, Davidson Ave., 3 minutes from 135th St. subway station. Price \$25,000. Easy terms.

BUSINESS CORNER for 9 story tax payer or apartment. 67x104. Improved. West Bronx. Price \$17,500.

McLERNON BROS.

125 West Fordham Road, Bronx.

Borough of Bronx—Sale or Rent.

Excellent Investment

Five story, 10 family flat, steam heat, electric light; rent \$4,616; expenses \$2,776; price \$24,750; cash \$6,500.

J. Clarence Davies,

149th St. & 3d Ave.

BEDFORD PARK, B. E. Cor. Decatur Ave. 201st St. 8 large rooms, bath; best built private house in Bedford Park. Owner leaving immediately. Open for inspection Sunday. Phone Fordham 7140.

CITY REAL ESTATE.

Borough of Queens—Sale or Rent.

BAYSIDE-WEST

A DISTINCTIVE COMMUNITY

Not an experimental development, but an established community of character and charm

A section of \$20,000 to \$40,000 homes where charming houses of smaller type are now available at \$8,000 and up.

Plot prices have effected radical savings—you can buy a plot yourself on liberal terms and build a home now.

Let us show you our house-planning and financing service

Bayside West is in New York City, nineteen minutes (minimum) from Pennsylvania Station, 66 trains day and night. All country recreations—all city comforts.

We Have a new Bungalow Plan You Should See

Very Moderate Prices and Special Terms to Home Builders

Office at BAYSIDE on BROADWAY (Automobile Highway)

Edgeworth Smith, Sales Agents

1 West 34th Street, N.Y.

PHONE, FITZROY, 5255

Other Offices: Queens Boulevard and Union Turnpike, New Gardens at Station Hillside and Flushing Aves., Jamaica Rockville Centre

Write for Booklet "B"

Sage Foundation Home Co.

Borough of Queens—Sale or Rent.

112 Sold

MOTOR OUT TO-TOY and see the NORWOOD GARDENS and ARLEIGH HOMES; six, seven and eight rooms, one and two tiled baths; tiled kitchen and heated garage; only 15 minutes from 42d St. and 10 minutes from Queensboro Bridge; 12 years' tax exemption. GOING FAST! 112 already sold. Price \$11,000 to \$15,000. BROOK QUEENSBORO BRIDGE, follow left branch of elevated road to Grand Av. station and turn right to Norwood Gardens, or follow elevated road to Ditmars Av. station to Arleigh; or take Interboro or B. R. T. Broadway subway train to RICKETTS-BROWN REALTY CO., 52 Vanderbilt Av. Tel. Vanderbilt 9485.

Borough of Brooklyn—Sale or Rent.

Your Rent Will Buy

A HOME IN OUR Tenant-Ownership Plan

Let us tell you how you can own your home, free and clear, in ten years by applying your rent to the purchase price. We are offering for sale spacious 3-4-5 Room Apartments

In the handsome building now being erected at 279 OCEAN AVE., Near Brighton Beach Station.

Westwood Realty Co.

Headquarters for Flatbush Realty. 655 Flatbush Avenue, Corner Windrep St., Brooklyn.

OWNER WILL SACRIFICE

1100 Ocean Av., near Foster Av.

It sold at once, 12 room one family, parquetry, the bath and kitchen, house in excellent condition, \$24,100; immediate possession first mortgage \$8,700 at 6 1/2%. Terms to be arranged. House can be seen Sunday. WM. J. BROS., 30 Court St., Main 7111.

FLATBUSH—\$13,500

10 rooms and 2 baths; hot water heat, electric and parquetry; beautiful location; 30 minutes to Times Square, via Brighton Subway, BULLEY & HORTON CO., 1214 Flatbush Av. (four offices).

Borough of Queens—Sale or Rent.

Office, Green-STEINBERG BROS. wood & Liberty

Branches, from Grand Central, or JUNCTION and TURNPIKE AVS., ELKHURST MANOR. Phone Newtown 2008.

SPECIAL. \$7,150. De-STEINBERG BROS. wood & Liberty

Branches, from Grand Central, or JUNCTION and TURNPIKE AVS., ELKHURST MANOR. Phone Newtown 2008.

Advertisement in the Last and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

CITY REAL ESTATE.

Borough of Queens—Sale or Rent.

It's your own fault if you are

Worried

About Your Rent!

Uncomfortable

Where You Live!

GO TO Jackson Heights TO-DAY

Where you can avoid the payment of rent by purchasing an apartment on the full 100% Jackson Heights Plan of Tenant-Ownership.

Where you make a moderate initial payment and take possession of your apartment.

Where you pay for the apartment in monthly installments running for about six years.

These monthly installments cover not only the purchase price of the apartment but also your pro rata share of all operating expenses including taxes, interest, amortization of mortgage, etc. After six years the monthly outlay of each tenant-owner is reduced automatically to the exact pro-rata share of each in the cost of operating the building.

At Jackson Heights apartment owners have no "rent worries". They are comfortable, because the houses and apartments are designed for comfort, easy and economical housekeeping. Every room is an outside room facing on a large Private Park or Parked Street. The Golf Course, Tennis Courts, Children's Playgrounds, Community-Gardens, Riding Academy and other recreational features are conveniently located.

New Garden Apartments

READY FOR OCCUPANCY

3 Rooms and 1 Bath \$60 to \$85 Per Month

4 Rooms and 1 Bath \$85 to \$115 Per Month

5 Rooms and 1 Bath \$90 to \$150 Per Month

6 Rooms and 1 Bath \$115 to \$185 Per Month